

PLANNING COMMISSION MINUTES

May 7, 2003

CALL TO ORDER:

Chairman Bob Barnard called the meeting to order at 7:00 p.m. in the Beaverton City Hall Council Chambers at 4755 SW Griffith Drive.

ROLL CALL:

Present were Chairman Bob Barnard, Planning Commissioners Gary Bliss, Eric Johansen, Shannon Pogue, Vlad Voytilla, and Scott Winter. Planning Commissioner Dan Maks was excused.

Senior Planner Alan Whitworth and Recording Secretary Sandra Pearson represented staff.

The meeting was called to order by Chairman Barnard, who presented the format for the meeting.

VISITORS:

Chairman Barnard asked if there were any visitors in the audience wishing to address the Commission on any non-agenda issue or item. There were none.

STAFF COMMUNICATION:

Staff indicated that there were no communications.

NEW BUSINESS:

Chairman Barnard opened the Public Hearing and read the format for Public Hearings. There were no disqualifications of the Planning Commission members. No one in the audience challenged the right of any Commissioner to hear any of the agenda items, to participate in the hearing or requested that the hearing be postponed to a later date. He asked if there were any ex parte contact, conflict of interest or disqualifications in any of the hearings on the agenda. There was no response.

1 **PUBLIC HEARING:**

2

3 **A. CPA 2003-0003/ZMA 2003-0003 – 8904 SW CANYON ROAD**
4 **LAND USE AMENDMENT AND ZONING MAP**
5 **AMENDMENT**

6 This proposal is to amend the Land Use Map in the
7 Comprehensive Plan and Zoning Map to designate three lots
8 being annexed into the City, through a separate process, as
9 Corridor (COR) on the Land Use Map and too designate one of
10 the lots (8904 SW Canyon Road) as General Commercial (GC)
11 and the remaining two lots as Office Commercial (OC) on the
12 Zoning Map in place of the current Washington County
13 designation of General Commercial (GC) and Office Commercial
14 (OC) respectively. These represent the City of Beaverton's most
15 similar land use and zoning designations to those placed on
16 these properties by Washington County. The subject properties
17 are identified as Tax Lots 8801 and 8900 on Washington County
18 Assessor's Map 1S1-11DA and Tax Lot 1290 on Map 1S1-11DB.

19

20 Senior Planner Alan Whitworth presented the Staff Report and made a
21 correction to page 1, specifically the section pertaining to existing use,
22 as follows: "The parcel that fronts on Canyon is occupied by **The**
23 **Party Place** store." He pointed out that although it is somewhat
24 unusual and the Urban Planning Area Agreement was specific with
25 regard to the zoning but not the Comprehensive Plan, staff had
26 addressed both issues. Concluding, he recommended approval of the
27 proposal and offered to respond to questions.

28

29 Commissioner Winter requested clarification with regard to whether
30 the City of Beaverton had utilized the same zoning terminology as
31 Washington County at some point.

32

33 Mr. Whitworth advised Commissioner Winter that he is not aware of
34 any point in time that the City of Beaverton and Washington County
35 had the same Comprehensive Plan and zoning terminology. He
36 further explained that when the UPAA was adopted, the most similar
37 City designations were matched up with the existing County
38 designations, but the UPAA was adopted in 1988 and both the City
39 and County have created many new designations since then, partially
40 in an effort to comply with Metro requirements. These new
41 designations are not covered by the UPAA and therefore are
42 discretionary and need to come to the Planning Commission.

1 **PUBLIC TESTIMONY:**

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3 No member of the public testified with regard to this application.

4
5 The public portion of the Public Hearing was closed.

6
7 Commissioners Pogue, Winter, Bliss, Johansen, and Voytilla, and
8 Chairman Barnard all indicated that they had reviewed the
9 information, that the application meets applicable criteria, and that
10 they would support a motion for approval of the proposal.

11
12 Commissioner Pogue **MOVED** and Commissioner Voytilla
13 **SECONDED** a motion to **APPROVE** CPA 2003-0003 – 8904 SW
14 Canyon Road Land Use Amendment, based upon the testimony,
15 reports and exhibits, and new evidence presented during the Public
16 Hearings on the matter, and upon the background facts, findings and
17 conclusions found in the Staff Report dated April 9, 2003.

18
19 Motion **CARRIED** by the following vote:

20
21 **AYES:** Pogue, Voytilla, Bliss, Johansen, Winter, and
22 Barnard.

23 **NAYS:** None.

24 **ABSTAIN:** None.

25 **ABSENT:** Maks.

26
27 Commissioner Pogue **MOVED** and Commissioner Voytilla
28 **SECONDED** a motion to **APPROVE** ZMA 2003-0003 – 8904 SW
29 Canyon Road Zoning Map Amendment, based upon the testimony,
30 reports and exhibits, and new evidence presented during the Public
31 Hearings on the matter, and upon the background facts, findings and
32 conclusions found in the Staff Report dated April 9, 2003.

33
34 Motion **CARRIED** by the following vote:

35
36 **AYES:** Pogue, Voytilla, Bliss, Johansen, Winter, and
37 Barnard.

38 **NAYS:** None.

39 **ABSTAIN:** None.

40 **ABSENT:** Maks.

41
42 7:13 p.m. – Mr. Whitworth left.

1 **APPROVAL OF MINUTES:**

2
3 Minutes of the meeting of April 9, 2003, submitted. Commissioner
4 Johansen requested that line 5 of page 16 be amended, as follows:
5 "...another poor ~~precedence~~ **precedent** because the applicant has
6 failed to provide..." Commissioner Johansen **MOVED** and
7 Commissioner Pogue **SECONDED** a motion that the minutes be
8 approved as amended.
9

10 Motion **CARRIED**, unanimously.

11
12 Minutes of the meeting of April 23, 2003, submitted. Commissioner
13 Winter made the corrections to the roll call on page 1, as follows:
14 "Present was Chairman Bob ~~Chairman~~ Barnard. "Planning
15 Commissioners Gary Bliss, Eric Johansen, Dan Maks, Shannon Pogue,
16 Vlad Voytilla, and Scott ~~Commissioner~~ Winter were excused."
17 Observing that he had been the only member of the Planning
18 Commission in attendance at this meeting that was held only for the
19 purpose of continuing an item, Chairman Barnard **APPROVED** the
20 minutes as written and corrected.
21

22 **MISCELLANEOUS BUSINESS:**

23
24 The meeting adjourned at 7:14 p.m.